



Zoning Committee

REQUEST

Current Zoning: B-2 PED (general business, pedestrian overlay)
Proposed Zoning: TOC-CC PED (transit oriented development, community center, pedestrian overlay)

LOCATION

Approximately 1.54 acres located along the south side of Central Avenue, the east side of Hawthorne Lane, and north of Independence Boulevard.
(Council District 1 - Egleston)

PETITIONER

John Nichols, The John Nichols Company

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Plaza-Central Pedscape Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/multi-family greater than 12 units per acre/limited retail.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The request is within .08 mile of the adopted LYNX Gold Line Sunnyside stop on Hawthorne Lane.
- The TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- This petition would allow a richer mix of uses to help this property be in keeping with the vision of the Plaza-Central Pedscape Plan's overall vision of "creating a vibrant, mixed use district...".

Motion/Second: Nwasike / Barbee
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the conventional petition and noted that it is consistent with the adopted area plan. There was no discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782